How do I become a Curator/Tenant?

The Request for Proposal (RFP), issued by the Department at the onset of the curatorship process, describes the submission requirements and provides detailed information on the property, including a conditions assessment and cost estimates.

Anyone can be a Curator/ Tenant by submitting a proposal for competitive review by DEM. Successful proposals outline a viable reuse concept, public benefit, rehabilitation ap-

proach and implementation schedule and demonstrate relevant experience

and sound financial qualifications for tenancy.



DEM invites you to open a door to the

of preserving the Commonwealth's

heritage for generations to come.

past and discover the unique experience

Headquarters House, Beartown State Forest, Monterey.

How does it work?

Rent on a curatorship property is paid in the form of services, including the improvements, maintenance and the public benefit provided by the Curator/Tenant. Under this "work for rent credit" system, the value

of these services is de-

ducted from the lease

The Department welcomes creative solutions to the financial challenge of rehabilitating and maintaining a historic property.

average term being 25 years. At the end of the

property reverts back to

lease control of the

the Commonwealth.

value for a property.

Farmhouse, Maudslay State Park, Newburyport.

Therefore, depending on the amount of

rehabilita-

Refurbished post and beam construction at Guilder Farm Complex, Jug End State Reservation and Wildlife Management Area, Egremont.

Each property lends itself to a wide range of reuse ideas, and DEM encourages competition.

tion and maintenance required for a property, lease terms range from 10-30 years, with the



Historic landscapes provide spectacular settings for the Program's unique properties. Above: Jug End SR/WMA. (Photo by Jon Crispin)

> Many of the properties in the Historic Curatorship Program are eligible for listing on the National Register of Historic Places. Left: entrance. Bradley Palmer State Park, Topsfield. (Photo by

Why Become a **Curator/Tenant?**

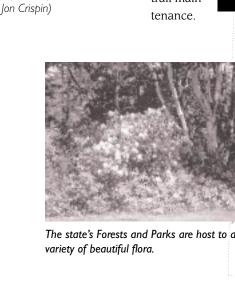
- Curator/Tenants have the opportunity to live and work in a unique natural setting while also contributing to the preservation of a valuable public resource.
- Curator/Tenants can subsidize their own costs with "sweat equity" and in-kind donations of materials and services.
- Competitive proposals include a public benefit component, ranging from educational programs to

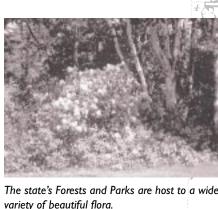
garden tours and trail main-

Rent, paid in the form of services is a direct investment in the preservation of historic public resources.



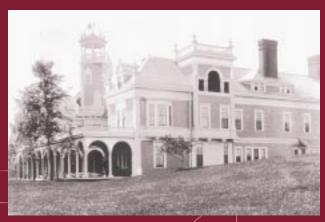
The state's Forests and Parks are host to a wide







FigB



The Crosby Mansion in its heyday. Nickerson State Park, Brewster.

property. The reuse of

these significant properties

must be compatible with

the surrounding commu-

nity while also enhancing

the visitor's experience of

Lowell Gatekeeper's House

before and during renovation.

the public park.

The Department of Environmental

Management (DEM) aims to return

through public-private partnerships.

these buildings to productive use

What is the Historic Curatorship Program?

Within the thousands of acres of the Commonwealth's

Forests and Parks are many historically significant

buildings which have great potential for adaptive reuse. Without direct public funding, these mansions, houses and cottages have fallen prey to the elements and vandalism.

Under the Historic Curatorship Program, DEM enters into a long term lease with a Curator/ Tenant who pays rent in the form of services, specifically the rehabilitation and maintenance of the



For more

Historic Curatorship Program Manager (617) 727-3160

Or write to: The Commonwealth of Massachusetts Department of Environmental Management Office of Historic Resources 100 Cambridge Street Room 1404 Boston, MA 02202

The mission of the Department of Environmental Management is to exercise care and oversight for the natural, cultural and historic resources of the Commonwealth and to provide quality public recreational opportunities which are environmentally sound, affordable and accessible to all citizens.



Jug End SR/WMA (Photo by Jon Crispin);

Moulding Detail, **Bradley Palmer Mansion** (Photo by Wayne King);

> Hunter House, Windsor State Forest.

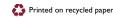
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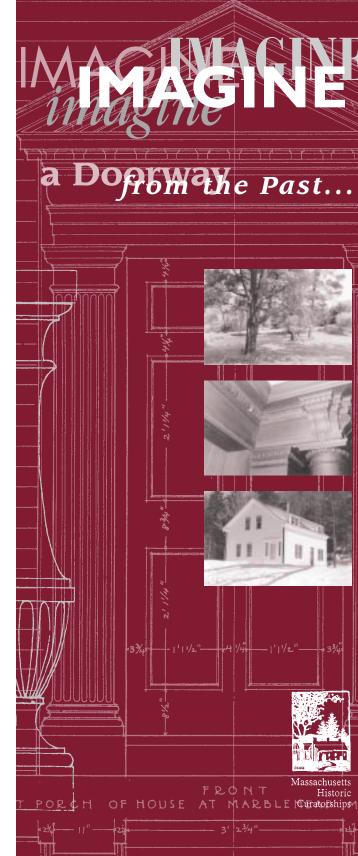
Design by Fred Saraiva, DEM.











magine a doorway from the past, opening onto an old garden in bloom, a pristine wilderness, a rushing stream or an ocean view. Standing at the threshold, you hear

The Commonwealth of Massachusetts has long recognized the beauty and variety of the unique landscapes across the state.

the fading thunder of a steeplechase, the steady lapping

of the ocean or the austere silence of the mountainside. From the cool shade of the past you step forward into the light.

Through the Historic Curatorship Program, anyone can live, work and dream in a historic property with thousands of acres of park land at their doorstep.



Interior and outdoor verandah of the Crosby Mansion in Brewster.

